



Hudson Planning Board

Town Hall

Hudson, Massachusetts 01749

Minutes of Meeting – October 6, 2020

The Hudson Planning Board met virtually on a Zoom platform pursuant to the Remote Participation statute consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

At 7:01 PM, Mr. D'Amelio called the meeting to order.

Present: Bob D'Amelio, David Daigneault; Rodney Frias; and Dirk Underwood

Staff: Jack Hunter, Planning and Community Development; Kristina Johnson
Acting Director of Planning and Community Development

Mr. D'Amelio stated the following: Good evening. This Open Meeting of Hudson Planning Board is being conducted remotely, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

Form A – Indian Farms Road – Brian Jacobs

Mr. D'Amelio explained that this is an Approval Not Required application to add a "Not Buildable" parcel to the original Indian Farms Subdivision. It is his understanding that it will eventually be joined with one or two of the existing lots and when that happens, they will be back to the Board.

Mr. Underwood moved that the Form A application for Indian Farms Road as presented be endorsed, Daigneault seconded. On a roll call vote 3-0-1 (Frias abstained) in favor.

Form A – 277 Chestnut Street – Scott Goddard

Mr. Hayes, Foresight Engineering explained that this large parcel will be divided into three lots all having adequate frontage and lot size.

Mr. D'Amelio moved that the Form A for 277 Chestnut be endorsed as presented, Seconded by Mr. Frias. On a roll call vote 3-0-1 (Underwood abstained) in favor.

Lot release – Tiffany Lane

Mr. D'Amelio explained that this Road has been accepted and the lot has been built upon many years ago and the lot release has slipped through the cracks.

Mr. D'Amelio moved to approve the lot release for Tiffany Lane, seconded by Mr. Daigneault. On a roll call vote 4-0-0 in favor.



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Lot release – Manzo Way

Mr. D'Amelio explained that previously the Board released 2 of the 4 four lots and they're now asking for a third to be released. Correspondence from Mike Scott and DPW shows that there is about \$70,000 left of work to be done so 1 lots value exceeds that number.

Mr. Underwood moved to release the lot at Manzo Way, seconded by Mr. Daigneault. On a roll call vote 4-0-0 in favor.

Appointment – Atty. Norris Washington Street lot

Atty. Norris thanked the Board for allowing him and his client to discuss the possibility of rezoning a lot between the new assisted living center and the used car lot on Washington Street. This lot is currently zoned residential and is located between two commercial properties. They would like to rezone the property to a commercial use, perhaps with a drive through.

Mr. Daigneault asked what they planned to go there.

They suggested a possible Starbucks.

Mr. Frias stated a concern that this may constitute "spot zoning".

Mr. Hunter stated this would not be the case as it is surrounded by commercial zoning and uses.

Mr. Underwood said he had no problem with the rezoning.

Atty. Norris said he would like to get the pulse of the Board before they went any further with this idea.

Mr. D'Amelio asked the Board to see who would be in favor of this as stated.

On a show of hands 2 members were in favor and 2 against the proposed zone change.

Atty. Norris thanked them for their time.

Appointment – Brigham Estate residents

Ms. Johnson gave the Board an overview of the concern's residents has expressed to her via phone calls and emails. There concerns were regarding construction noise, truck traffic and the length of time this project has taken.

Ms. Scott, 2 Forbes said its been 25 years of construction and that's been way too long.



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Mr. Schiavone, 15 Forbes stated concerns about illegal fill and possible effects to the ground water.

Mr. Goodwin, 1 Forbes said he is just tired of it and was against any extension until these issues were addressed.

Ms. Fossile, developer informed the Board she had 7 houses left and hopefully they could be finished by the end of 2021.

After considerably more discussion it was decided that the Chair and Vice Chair would meet with staff, department heads and residents on site to further discuss these concerns. All of this information will then be considered on November 17, 2020.

Adjournment

Mr. Underwood moved, seconded by Mr. Daigneault to adjourn at 8:31PM. On a Roll Call Vote: 4-0-0. Unanimous

Cc: Town Clerk